

Living in a Bellevue Historic District

Bellevue Historic Districts

Bellevue has both National and Local Historic Districts. The National Districts were created to honor areas in Bellevue deemed important to our history. This federal designation is administered by the Secretary of the Interior through the Kentucky Heritage Council and includes the Taylor's Daughters, Fairfield Avenue, and Bonnie Leslie Neighborhood Districts along with five individually listed properties.

The Local Historic Districts, including a large portion of the National Taylor's Daughters Historic District and all of the Fairfield Avenue Historic District, were established to preserve Bellevue's distinctive character. The embedded stories of these districts enhance our community's identity for both aesthetic and economic purposes. The Bellevue Historic Preservation Ordinance of 1987 created the "Taylor's Daughters and Fairfield Avenue Design Guidelines" as well as the Bellevue Historic Preservation Commission to assist in protecting our rich heritage for future generations.

Preserving the Past. Preparing for the Future.

By owning property in a Bellevue Local Historic District you are a steward of Bellevue's heritage.

Are you wondering how the local historic district designation affects you? This brochure is designed to help you understand about property ownership in the district and where to find more information if needed.

Our local historic districts are not meant to be burdensome or prevent changes to adapt to contemporary living, but have been established to administer changes to ensure they are compatible with your historic building and neighborhood. Buildings provide valuable historic expressions of the artistic and practical life of earlier times. Each owner leaves their fingerprints reflecting the progression of lifestyles through a period of time. Sometimes the changes do not contribute to the historic character of the neighborhood and can be removed.

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First, determine if your project requires a Certificate of Appropriateness (COA) review or if your project may qualify for a Kentucky Historic Preservation Tax Credit or a Bellevue Historic Preservation Incentive Grant. A phone call to the City's Preservation Office at 859.292.4220 can answer your questions and assist you in the process. Projects that require review include proposed exterior alterations including, but not limited to: roofs, gutters, siding, windows, doors, foundations, walls, fences, additions, outbuildings, and demolition. Once you have determined the scope of your project, it is time to complete a COA application. The application can be obtained from the City's website at www.BellevueKY.org, at the City Building located at 616 Poplar Street or via email. When completing your application, please include as much detailed information as possible about your project and include photographs, drawings, materials, manufacturer's illustrations, plans and elevations. Remember, staff is available for questions because if work is done without a COA permit, penalties can be applied.

"Taylor's Daughters and Fairfield Avenue Design Guidelines" assist homeowners, residents, and contractors when planning projects that will affect the exterior of a historic property. These guidelines act as a starting point for alterations. They cover the protection of the historic property, preservation of a building's integrity, and education about historic buildings. They also provide links to many resources, and. The Guidelines can also be found on the City's website.

Projects that cannot be staff approved will go to a public meeting of the Bellevue Historic Preservation Commission. Meetings are held on the first and third Monday of each month as needed at the Callahan Community Center, located at 322 Van Voast Avenue. COA applications must be received no later than 6 business days prior to a meeting to be placed on the agenda.

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Properties in Bellevue Historic Districts Are a Good Investment

Owning a property in a local historic is a good investment because:

- Studies demonstrate property values for buildings located in local historic districts are more stable and frequently are higher than those of similar buildings not in local districts.
- Alterations need to go through a design review process providing protection from changes that can devalue the neighborhood's property values.
- Kentucky Historic Tax Credits are available on qualifying rehab and maintenance projects.
- Assistance in understanding the function of your historic property and approaches to rehab, are provided by a trained historic preservationist.
- Historic buildings are inherently green and were constructed with energy efficient designs.

25 This information has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior and administered by the Kentucky Heritage Council as a brochure. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior.

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